

Frederick Ward Associates, Inc.

January 17, 2008

Bentley Community Input Meeting
Project No. 2081014.00
Prepared by: Kevin Small

MINUTES TO MEETING

DATE: January 11, 2008
TIME: 6:00 pm
PLACE: Harford County Government Planning & Zoning
220 S. Main Street, 2nd Floor Conference Room
Bel Air, Maryland

PRESENT:

(See attached Community Meeting Sign-In Sheet)

PURPOSE:

The purpose of the meeting is to present the Bentley Elderly Housing Development Project to the Community and answer any questions the public may have regarding this development.

PRECEEDINGS:

The meeting began at 6pm with Kevin Small, Land Planner/Landscape Architect at Frederick Ward Associates providing a brief introduction.

The narrative included the following:

- Site Location and surrounding development – St. Mary's Church Road & Laurel Bush Road
- Introduction – Ownership/Partnership – SMC DeChiaro , LLC
- History of the Bentley project including original concept
- Three Drawings were displayed illustrating the proposed conceptual site plan, architectural elevations and floor plans.
- Councilwoman Ronnie Chenowith who was in attendance requested that minutes for the meeting should be taken and copies sent to her office as this is a public forum to give the community an opportunity to voice there opinions, concerns and overall positions on the development
- Process of review and approval in the County was outlined.
- Specific items for the Bentley Development
 - ✓ 23 Courtyard/Atrium Dwelling Units
 - ✓ Access from St. Mary's Church Road
 - ✓ Open Space and Active Area
 - ✓ Storm Water management facility
 - ✓ Conceptual Landscape

END OF INTRODUCTION

Mr. Small of FWA hosted the question and answer period of the meetingTraffic Issues:

- 1) There is already too much traffic on Laurel Bush Road and this would contribute to the problem.
- 2) The corner at St. Mary's Church Road is a blind corner and needs improvement. **The Bentley project will improve the frontage and this includes a portion of the intersection.**
- 3) Senior drivers are not a good gauge for traffic impact because of their poor habits.
- 4) Reduce the speed limit on St. Mary's Church Road from 35 mph. This is way too fast. **This is a matter for Harford County DPW Engineering.**
- 5) Improvements need to be made to St. Mary's Church Road to widen the road and eliminate blind spots. **St. Mary's Church Road will be widened as part of this proposal.** Do not add a third lane at St. Mary's Church Road and Laurel Bush Road because it will inhibit the visibility for those turning right.
- 6) Can there be a 3-Way stop condition at St. Mary's Church Road and Laurel Bush Road? **This would slow down traffic along Laurel Bush, but it is a matter for Harford County DPW.** A three-way intersection would create queuing problems. Can we stop people at south bound lane intersection
- 7) St. Mary's Church Road needs improvement.
- 8) Can Millstone combine with Bentley to make improvements to Laurel Bush Road? **Bentley will improve the frontage of Laurel Bush Road as required by County DPW.**
- 9) Will Regal Drive is affected if stop sign is added?
- 10) Why access St. Mary's Church Road and not Laurel Bush? **Typically, engineers like to access the less traveled road to make turning movements easier.**
- 11) Traffic has increased and will continue to be a problem with new development.
- 12) Laurel Bush Road is like Route 24 – bad idea.
- 13) Something like a roundabout should be considered.

Community Issues/Recommendations:

- 1) Consider a staged development to allow improvements to the roads by the County or others to catch up with development.
- 2) Bentley Development – not the same people as 2 years ago. **The ownership group has changed slightly.**
- 3) Senior housing is not in harmony with existing neighborhood. **The developers believe that 1 ½ story courtyard homes is in harmony with the existing neighborhood.**
- 4) This proposal is not good for Lot #4. **The project has provided a fence and landscape to buffer Lot #4.**
- 5) What will happen to the existing Houses? **The existing houses will be demolished.**
- 6) The Fence will be Black PVC. **The community has a preference for white fencing.**
- 7) The Common Drive with Lot 4 will be extinguished and an easement will be negotiated.
- 8) Evergreen trees should be around Lot 4.
- 9) The Storm Water Management shown is conceptual.
- 10) Please notify property owners if trees are to be removed. **All trees are to be removed in the near future.**
- 11) Declaration of Restrictions exists on the property which restricts attached housing.
- 12) Who will maintain the fencing? **The Condo Association will maintain the grounds.**

- 13) Increase planting at active open space area.
- 14) Price of housing will be low \$400's
- 15) Can elderly housing be changed in the future? Zoning allows for various types of housing. **Because the development is using Elderly Housing to permit Patio/Atrium Homes, the Elderly designation cannot be changed.**
- 16) This type of housing will add to the neighborhood and be a benefit.
- 17) Can the property be traded? (sold?) **That is not anticipated.**
- 18) Some of the community does not like the earth beam.
- 19) The Community prefers single family detached houses for this property.
- 20) Sidewalks are needed. **Sidewalks will be added to the plan along the frontage.**
- 21) Meetings need to be held closer to the site.
- 22) Property did not go forward two years ago because a builder did not go forward with the contract.
- 23) The back of town homes will be seen from Regal Drive. **The developer believes that with a four foot berm and planting on top, the rear of the proposed homes will be screened within three years.**
- 24) Active open space – what is encompassed by project. **The active open space will consist of benches and a gazebo.**
- 25) Who makes SWM decisions and how does water flow? **The water currently sheet flows off site. The new development will intercept any increase in the drainage and control it within the storm water management area. DPW Engineering has the final say regarding the SWM pond.**
- 26) Notify Hendrix when clearing trees.
- 27) Open space – increase planting.
- 28) Signage of property shown near the entrance or could be located at the corner.
- 29) Elderly housing density is more than what is proposed.
- 30) Cannot combine with Clark Turner regarding road improvements – can't make improvements to property don't own.
- 31) Can the project be exchanged for parkland somewhere else?
- 32) Too many homes are proposed.
- 33) Some folks don't want berm / green wall as they come out from Regal Drive.